

DEFAULT O/E JAD

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:	:	
	:	BANKRUPTCY NO. 19-70636-JAD
Rose Gordon,	:	
	:	CHAPTER 13
Debtor	:	
*****	:	
Rose Gordon,	:	
	:	RELATED TO DOCUMENT NO. 73
Movant	:	
	:	HEARING DATE & TIME:
vs.	:	October 26, 2022 at 10:00 AM
	:	
Ronda J. Winnecour, Esquire,	:	
Chapter 13 Trustee,	:	
Respondent	:	

ORDER APPROVING RETENTION OF REAL ESTATE AGENT

AND NOW, this 20th day of October, 2022, upon consideration of the *APPLICATION TO EMPLOY REAL ESTATE AGENT*, it is **ORDERED, ADJUDGED and DECREED** as follows:

1. *Amy Barfield of the real estate agency Howard Hanna Bardell Realty, located at 115 S. Anderson Street, Bedford, PA 15522* is hereby appointed as *Real Estate Agent* for the Debtor in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Debtors' agent in connection with the sale of real estate located at *935 Barton Road, Crystal Spring, PA 15536*. A realtor commission in the amount of *(5%) of the settlement proceed plus \$350 non-refundable administrative fee* is tentatively approved, subject to final court order.

2. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention of the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

3. Approval of any application for appointment of a professional in which certain hourly fees are requested for various identified professionals is not an agreement by the Court to allow fees at the requested hourly rates, and is not preapproval of compensation pursuant to *11 U.S.C §328(a)*. Final compensation, awarded only after notice and hearing, may be more or less than the requested amount based on application of the above criteria.

4. *Applicants shall serve the within Order on all interested parties and file a certificate of service.*

FILED
10/20/22 10:58 am
CLERK
U.S. BANKRUPTCY
COURT - WDP

BY THE COURT:

A handwritten signature in black ink, appearing to read "JAD", is written over a horizontal line.

Jeffrey A. Deller, jsf
United States Bankruptcy Judge

In re:
Rose Gordon
Debtor

Case No. 19-70636-JAD
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-7
Date Rcvd: Oct 20, 2022

User: auto
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 22, 2022:

Recip ID	Recipient Name and Address
db	#+ Rose Gordon, PO Box 195, Hyndman, PA 15545-0195

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 22, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 20, 2022 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor M&T Bank bnicholas@kmlawgroup.com
Office of the United States Trustee	ustpreion03.pi.ecf@usdoj.gov
Paul W. McElrath, Jr.	on behalf of Debtor Rose Gordon ecf@mcelrathlaw.com donotemail.ecfbackuponly@gmail.com
Ronda J. Winnecour	cmecf@chapter13trusteewdpa.com

TOTAL: 4